

Shoreline Master Program Update

Second Public Hearing

Planning Commission

March 3, 2010

City of
Renton
Community and Economic Development



Why is the City updating the SMP?

- State mandates all jurisdictions must update their SMP
- State rules for managing shorelines changed in 2004
- Renton's current SMP is 30 years old and does not comply with state law

What do state rules require?

- **SMP is based on an inventory of local conditions**
- **SMP as a whole must meet test of no net loss of ecological functions and processes**
- **SMP must ensure individual projects will result in no net loss**
- **Identify policies and programs that will restore ecological functions and processes**
- **Consider the cumulative impacts of permitted and exempt development**

What is the process for adoption?

- Spring 2008- open house meeting to kick-off process
- Summer 2008- Winter 2009- meetings with Planning Commission on shoreline inventory and shoreline policy options
- Summer 2009- Autumn 2009- meetings with Planning Commission on shoreline regulations
- Autumn 2009- Winter 2010- Planning Commission hearings and deliberations and stakeholder meetings
- **Spring 2010- City Council review and adoption**
- **Spring and Summer 2010- Department of Ecology review**
- **Autumn 2010- Final adoption and implementation**

How will this affect property values?

- Regulations that protect resources and amenities protect property values- degradation of the resource hurts values more than restrictions
- Waterfront property is premium real estate- when the same rules are applied to everyone, there is no decrease in value
- SMP gives additional flexibility in other development standards

What are the proposed rules for docks?

- **New docks must comply with all proposed requirements**
- **Those who can not meet the standards for new docks may apply for a variance**
- **Boat lifts are permitted**
- **Boat houses are permitted if translucent materials are used in roofing**
- **Repair of existing docks allowed, subject to some standards**

What are the repair standards for docks?

Previous Proposal

- May repair 30% or less without meeting any new standards
- Light penetrating materials required for repairs > 30%
- Repairs >50% require reconfiguring dock to meet new size requirements

Current Proposal

- May repair 30% or less without meeting any new standards
- Light penetrating materials required for repairs of 30%-100% of surface without meeting new size requirements
- Replacement of pilings will require reconfiguring dock to meet new size requirements

Other Options

- Higher threshold for piling replacement? 30%? 50%?
- What is fair?
- What reduces non-conformity?
- How does it affect ecological process in the short and long term?